

**From:** [Chris Hawkins](#)  
**To:** [Nall, Susan SPK](#)  
**Cc:** [Sheata, Carrie A](#); [Silver, Wendy](#); [Fowler, Sarah](#); [Hamilton, Karen](#); [Dan Jansen](#); [Kim Montgomery](#); [David Reed](#); [Mclaffey@acsol.net](#); [jproteau@tellurideskiresort.com](#)  
**Subject:** RE: Comprehensive Plan for TMV & Agency Meeting  
**Date:** Tuesday, September 09, 2014 3:19:31 PM

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Hi Susan, Thanks for following up on our meeting earlier this year. The Town Community Development Department is working on gathering wetland mapping and other information for the Wetland Master Plan. It is also our goal to conduct functional assessments of the potentially impacted areas and to identify potential mitigation sites for the Wetland Master Plan and our interagency meeting. To this end, the Community Development Department is vetting out a scope of work with a wetland consultant to assist us with the Wetland Master Plan. The Town wants to clarify that we are only evaluating wetland areas that we know could be potentially be impacted by development as envisioned in the Mountain Village Comprehensive Plan. The Wetland Master Plan will not be an overall inventory of aquatic resources in the town.

During our meeting earlier this year I indicated that individual permits may have to be sought from the Corps for potential development envisioned in the Comprehensive Plan prior to the creation of the Wetland Master Plan. We understand that Mountain Village will be treated like all other jurisdictions when submitting for individual permits, knowing the Wetland Management Plan of the Consent Decree still applies to certain properties in Mountain Village. It turns out that Lot 1003R-1, which is owned by the Town, may be selected for the new Telluride Medical Center with a decision from the Telluride Medical Center Hospital District pending in the near future. Lot 1003R-1 has a declining wetland that has been impacted by surrounding development, so the Town may have to prepare and submit for an individual permit from the Corps. Mike Claffey, our wetland consultant, is scheduling some time in the near future for Carrie to review the wetland delineation for Lot 1003 R-1 and hopefully the proposed mitigation area, with the goal to submit for an individual permit by the late fall, including a wetland mitigation plan to replace wetland resources. Please confirm any medical center individual permit application will be treated on an individual basis and not held up for the Wetland Master Plan.

The Town looks forward to working with the Corps and other allied Federal agencies on two parallel tracks, with individual or nationwide permits that might arise in the near future processed just like any other jurisdiction on one track, and work on the Wetland Master Plan on the other track. The Town fully understands that the Town has modified Nationwide Permits due to the past history, but we are not aware of any unique considerations for individual permits other than the need to be evaluated pursuant to the Wetland Management Plan if located on current or past owned Telluride Ski and Golf land.

We would like to set up a meeting with your team and the EPA to ensure we are all on the same page in regards to nationwide and individual permits, as well as the goal and outcomes of the Wetland Master Plan. We will drive up to Grand Junction for this meeting and Sarah and Wendy could hopefully remotely participate in the meeting. How does everyone's schedule look during the last week of September?

I also wanted to update you on some other projects that you may have been discussing. First, the temporary impacts for the bridge construction across OSP-1 and Access Tract A-376R to provide access to Lots 387R and 376RA is no longer needed since the developer gained permission from Telluride Ski and Golf to bring construction materials down the ski run from the south. Thus, the wetland impact has been avoided. Second, our Meadows Improvement Plan has not identified the need for any wetland fills at this time, with future engineered plans for infrastructure (sidewalks, roads, etc.) needed to see if there will be any unavoidable impacts. The only other short-term wetland impact I am aware of is for the redevelopment of Telluride Apartments, with the Comprehensive plan encouraging the redevelopment to fill a man made, low quality wetland in order to maximize park area while still providing critically needed employee housing.

We look forward to working with the Corps and allied Federal agencies on a Wetland Master Plan while also submitting for individual and nationwide permits as needed to implement the Mountain Village Comprehensive Plan.

Respectfully,

Chris Hawkins, AICP  
Director of Community Development  
Town of Mountain Village, CO  
O: 970.369.8250  
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| Email Signup | Website | Facebook | Twitter | Pinterest | Videos On Demand

My office hours are Monday-Thursday from 7:00 am to 5:00 pm.  
I am available by cell phone as needed.

-----Original Message-----

From: Nall, Susan SPK [<mailto:Susan.Nall@usace.army.mil>]  
Sent: Wednesday, September 03, 2014 1:35 PM  
To: Chris Hawkins; [jproteau@tellurideskiresort.com](mailto:jproteau@tellurideskiresort.com)  
Cc: Sheata, Carrie A; Wendy Silver; 'Sarah Fowler'; Karen Hamilton  
Subject: Comprehensive Plan for TMV & Agency Meeting  
Importance: High

Chris & Jeff -

I am writing to follow up on our meeting from May 1, 2014, in which you visited our office to discuss intentions of developing a Comprehensive Plan for the Telluride Mountain Village (TMV).

As you'll recall, you discussed the need to work with Federal, state, and local agencies to update the inventory of aquatic resources, perform a functional assessment on these resources, identify future development plans (including Meadows area, Village Center, Town Hall, ski areas, etc), and plan for the TMV future per compliance with the 1990's enforcement action United States v. The Telluride Company.

Lately, we've been contacted about plans for development of Lot 387R (access to Lot 376R) and a possible Medical Center. As you know, the "Wetlands Management Plan for the Telluride Mountain Village" requires no further loss of wetland functions & values within the TMV area, and if possible, to gain wetland function & values. Because of the restrictions tied to the TMV, we are opposed to project piece-meal and are encouraged and supportive of developing a Comprehensive Plan. Per our meeting, our expectation is that you would be working towards developing a Comprehensive Plan by:

1. Preparing an inventory of aquatic resources within TMV
2. Ranking or performing a functional assessment on aquatic resources (and identifying those areas within CEs)
3. Listing future development/growth plans within TMV (~ 30 years out)
4. Identifying future mitigation possibilities (possible bank and/or in-lieu fee sites, San Miguel Valley Floor, etc.)
5. Hosting an agency meeting to discuss the Comprehensive Plan and path forward (to include USACE, USEPA, USFWS, CPW, San Miguel County, and Town of Mtn Village)

An important and critical piece of any Comprehensive Plan is an understanding of the TMV Wetlands Management Plan and its requirements. Discussing this, in combination with the tasks listed above, is a team effort with work required up-front prior to permit application submittals. Additionally, while we are uncertain about the timing of any future Medical Center plans (or any other TMV developments), please be aware that an agency pre-application onsite meeting will likely be required prior to any permit application submittals.

Since fall is upon us, I am writing to get an update of your progress on the Comprehensive Plan. How are your plans progressing? Is an agency meeting needed this fall?

Sincerely,

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Susan Bachini Nall  
Chief, Colorado West Regulatory Branch

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Please let us know how we're doing by taking our brief customer survey @:

[http://corpsmapu.usace.army.mil/cm\\_apex/f?p=regulatory\\_survey](http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_survey)

\*\*\* CORPS ENVIRONMENTAL PRINCIPLES \*\*\*

- Foster sustainability as a way of life throughout the organization
- Proactively consider environmental consequences of Corps activities & act accordingly
- Create mutually supporting economic and environmental solutions
- Meet our corporate responsibility & accountability under the law
- Consider the environment in employing a risk management & systems approach throughout the life cycles of projects & programs
- Leverage scientific, economic, and social knowledge to understand the environmental context and effects of Corps actions in a collaborative manner
- Employ an open, transparent process that respects views of individuals and groups interested in Corps activities